175.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,300 / 706,300
					USE VALUE:	706,300 / 706,300
					ASSESSED:	706,300 / 706,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
351		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORBETT WILLIAM	
Owner 2:	CORBETT JOANNE M	
Owner 3:		
Street 1:	351 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,973 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Brick Veneer Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5973.000	286,200	700	419,400	706,300
Total Card	0.137	286,200	700	419,400	706,300
Total Parcel	0.137	286,200	700	419,400	706,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.20 | /Parcel: 344.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 117171

GIS Ref:

GIS Ref:

Insp Date: 03/02/17

!13639!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,800	700	5,973.	419,400	705,900	705,900	Year End Roll	12/18/2019
2019	101	FV	238,900	700	5,973.	413,400	653,000	653,000	Year End Roll	1/3/2019
2018	101	FV	238,900	700	5,973.	317,600	557,200	557,200	Year End Roll	12/20/2017
2017	101	FV	208,000	700	5,973.	299,600	508,300	508,300	Year End Roll	1/3/2017
2016	101	FV	208,000	700	5,973.	275,600	484,300	484,300	Year End	1/4/2016
2015	101	FV	195,500	700	5,973.	257,700	453,900	453,900	Year End Roll	12/11/2014
2014	101	FV	195,500	700	5,973.	237,300	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	195,500	700	5,973.	237,300	433,500	433,500		12/13/2012

PRINT

Date	Time
12/11/20	03:33:57

LAST REV

Date	Time
06/20/17	14:37:06

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13639

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASTERI LILLIAN	1126-169		5/20/1994		184,900	No	No		Y

USER DEFINED

Prior Id # 1:	117171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	501	Addition	179,000					1st fl addition -

ACTIVITY INFORMATION

Date	Result	By	Name
3/2/2017	Meas/Inspect	DGM	D Mann
3/2/2017	Permit Visit	DGM	D Mann
12/17/2008	Entry Denied	336	PATRIOT
3/29/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5973		Sq. Ft.	Site		0	70.	1.00	6									419,431						419,400	

Total AC/HA: 0.13712 | Total SF/SM: 5973 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,431 | Spl Credit | Total: 419,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31964278
Const Adj.:	1.03624284
Adj $ / SQ:	143.584
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388819
Depreciation:	102648
Depreciated Total:	286170

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

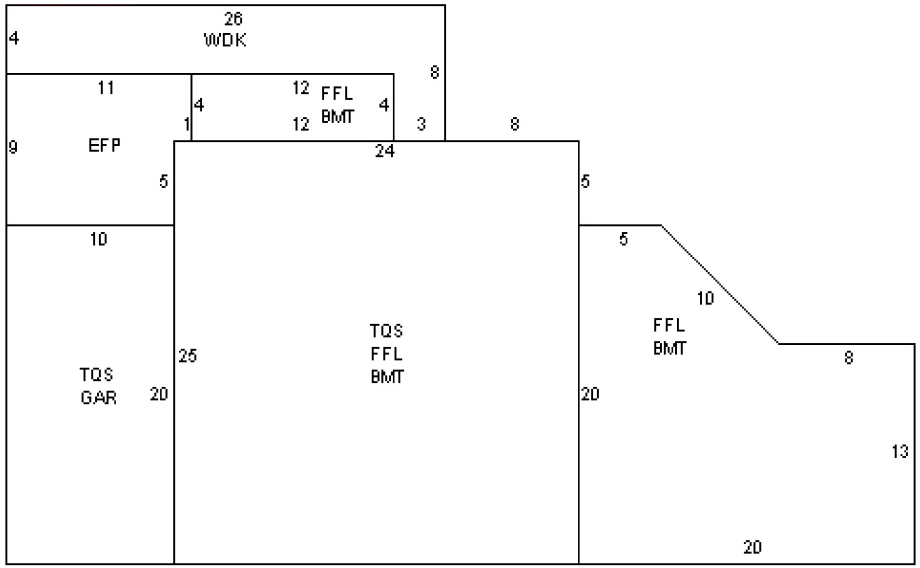
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.58
Special Features:	0	Val/Su Net:	97.15
Final Total:	286200	Val/Su SzAd	182.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	968	57.070	55,248
FFL	First Floor	968	143.580	138,990
TQS	3/4 Story	600	143.580	86,151
GAR	Garage	200	28.500	5,699
WDK	Deck	116	15.150	1,757
EFP	Enclos Porch	94	58.220	5,473

Net Sketched Area:	2,946	Total:	
Size Ad	1568	Gross Are	6866	FinArea	2052
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X30	G	AV	1960	4.77	T	40.8	101			700			700
2	Frame Shed	D	Y	1	6X8	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700